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## 2226 WESTMOUNT ROAD NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35422


**MLS ID:**  
A2314809

**\$2,800,000**



 **PAUL RAMIKIE**  
 (855) 623-6900

 Real Broker  
 855-623-6900

 2226 Westmount Road NW, Calgary , Alberta T2N 3N4

**Transaction Type**

For Sale

**Days On Market**

14

**Zoning**

M-C1

**Subdivision**

West Hillhurst

**Building Type**

Low Rise (2-4 stories)

**Year Built**

2022

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

1197FW

**Building Area (Sq. Ft.)**

5276.00

**Building Area (Sq. M.)**

490.15

**Lot Size (Sq. Ft.)**

4434

**Lot Size (Acres)**

0.10

**Inclusions**

The main building consists of the following: 1 A/C unit, 1 Gas stove/Electric, 1 Dishwasher, 1 x Fridge/freezer, W/D, Microwave, and all window coverings. The other 4 units consist of the following: 4 x dishwashers, 4 x electric stoves, 4 x microwaves, 4 x refrigerators, 4 x washers and dryers,

**Restrictions**

None Known

**Reports**

Other Documents

This is an extraordinary investment opportunity in one of Calgary's most coveted inner-city neighbourhoods. This architecturally distinguished three-storey executive residence commands immediate attention with its striking façade, soaring ceiling heights, and uncompromising attention to detail throughout. Custom-built to the highest standard, this landmark property seamlessly blends grand family living with a rare income-generating configuration. The main residence spans three full storeys of refined living space, featuring:\*\*\* - An open-concept chef's kitchen equipped with premium Wolf and Sub-Zero appliances. - A statement waterfall island in book-matched quartz and a butler's pantry. - Floor-to-ceiling glazing leading to a private landscaped terrace. - Three generous bedroom suites on the upper floors. - A third-storey private owner's retreat with a secluded rooftop terrace offering unobstructed city and mountain views.\*\*\*A standout feature of this property is the six-stall heated underground parkade, providing secure, direct access for both residents and tenants. Additionally, the rear of the property hosts four architecturally cohesive legal suites: two one-bedroom apartments and two spacious two-bedroom apartments. Each suite includes a private entrance, high-end finishes, in-suite laundry, and dedicated underground parking.

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